



Flat 10, Cirencester Court Drove Road, Swindon, Wiltshire, SN1 3AU
£90,000

SWINDON
HOMES 
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Sitting on Drove Road, this charming flat offers a lovely living experience for those aged over 55. The property boasts a well-designed layout featuring two spacious bedrooms and a comfortable reception room, perfect for relaxation.

One of the standout features of this flat is its dual aspect, which allows for an abundance of natural light and provides great views over Swindon. The flat is designed to cater to the needs of its residents, ensuring a peaceful and enjoyable living environment.

The property includes a well-appointed bathroom and ample parking, making it convenient for those who may wish to drive. Additionally, the complex benefits from an on-site manager, ensuring that residents have support readily available. There are also various activities organised within the community, fostering a sense of engagement among residents.

This flat is not just a home; it is a gateway to a vibrant community, offering both comfort and convenience in a desirable location. Whether you are looking to downsize or simply seeking a welcoming environment, this property presents an excellent opportunity to enjoy a fulfilling lifestyle in Swindon.

Entrance Hallway

Wall mounted electric heater, built in shelved cupboard, airing cupboard, intercom system, doors to rooms, door to communal landing

Lounge Diner

14'4" x 10'5" (4.37 x 3.19)

Wall mounted electric heater, UPVC double glazed window to side, UPVC double glazed window to rear, opening to kitchen





Kitchen

10'4" x 7'0" (3.16 x 2.14)

UPVC double glazed window to side, fitted kitchen comprising of : range of low and eye level cupboards with adjoining worksurfaces, built in ceramic electric hob with electric oven and overhead extractor hood, stainless steel sink drainer unit, space for fridge freezer, tiled splash backs, vinyl flooring

Bedroom One

13'9" narrowing to 11'10" x 8'9" (4.21 narrowing to 3.63 x 2.68)

Wall mounted electric heater, UPVC double glazed window to rear

Bedroom Two

10'5" x 5'8" (3.19 x 1.73)

Wall mounted electric heater, UPVC double glazed window to rear

Shower Room

6'9" x 5'6" (2.08 x 1.68)

Extractor fan, w.c, sink, large walk in shower cubicle with shower and screen, part tiled walls, vinyl flooring

Parking

Residents and visitors parking allocated in designated parking area

Gardens

Large landscaped communal gardens with mature plants and shrubs and large patio area

Tenure Leasehold

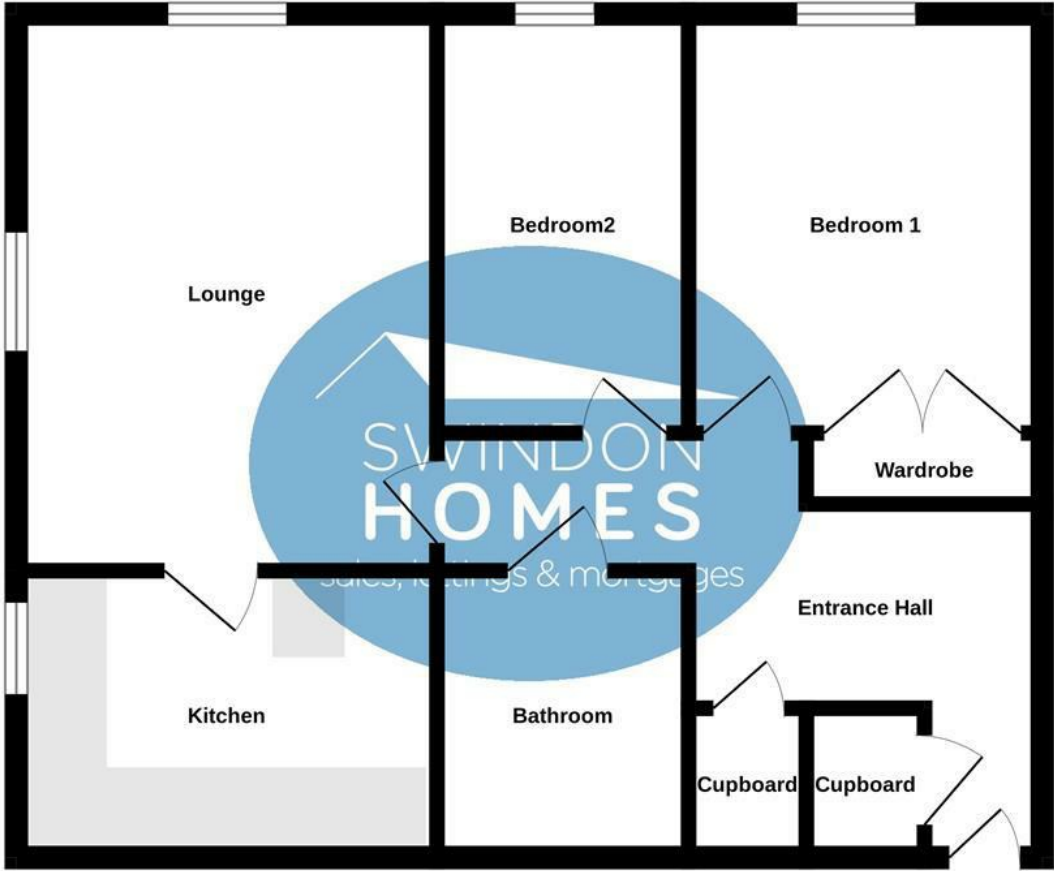
Length of lease 99 years less one day from 18th of March 1988 so 63 years remaining, no ground rent charges, monthly service and management charges of just under £234.65 per month (statements available on upon request)

Management Company Contact Details : Midland Heart, 20 Bath Row, Birmingham, BL15 1LZ, 03456020540 contact@midlandheart.org.uk

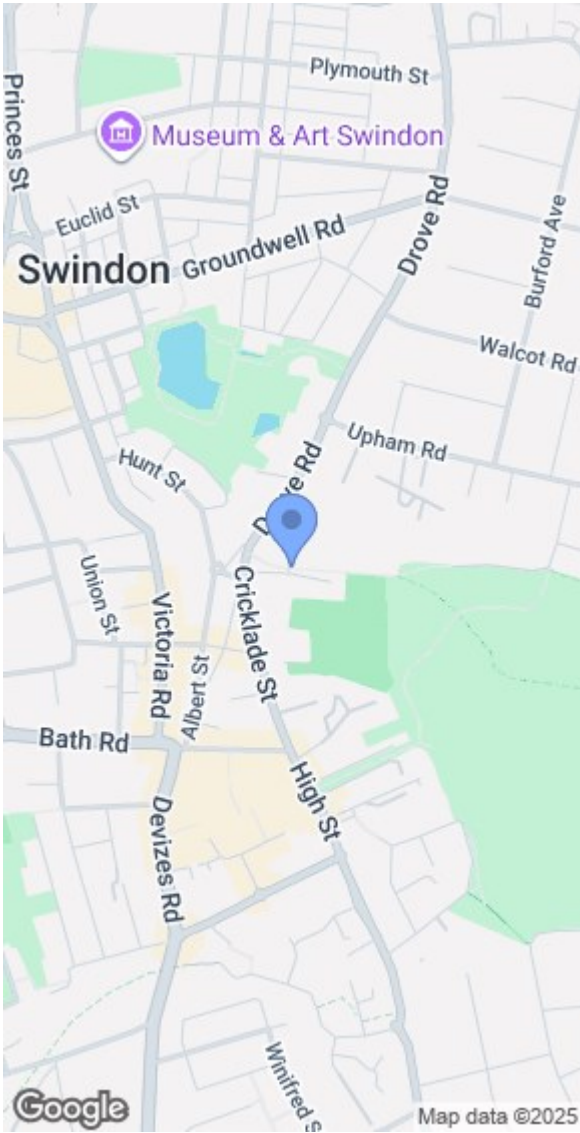




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		